140.0	0002	0009.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	953,600 /	953,600
					USE VALUE:	953,600 /	953,600
					ASSESSED:	953,600 /	953,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		NEWPORT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HATVANY CHARLES A
Owner 2:	
Owner 3:	
Street 1:	25 NEWPORT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .152 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Wood Shingle Exterior and 2386 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6634.000	453,500	4,900	495,200	953,600
Total Card	0.152	453,500	4,900	495,200	953,600
Total Parcel	0.152	453,500	4,900	495,200	953,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 399.70 | /Parcel: 399.70

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	89834
GIS Ref	
GIS Ref	
Insp Date	01/12/18

!10806!

PREVIOUS ASSESSMENT

Parcel ID: 140.0-0002-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	453,500	4900	6,634.	495,200	953,600		Year end	12/23/2021
2021	104	FV	432,700	4900	6,634.	495,200	932,800		Year End Roll	12/10/2020
2020	104	FV	432,900	4900	6,634.	495,200	933,000	933,000	Year End Roll	12/18/2019
2019	104	FV	336,100	4900	6,634.	464,300	805,300	805,300	Year End Roll	1/3/2019
2018	104	FV	336,100	4900	6,634.	383,800	724,800	724,800	Year End Roll	12/20/2017
2017	104	FV	315,000	4900	6,634.	352,800	672,700	672,700	Year End Roll	1/3/2017
2016	104	FV	315,000	4900	6,634.	321,900	641,800	641,800	Year End	1/4/2016
2015	104	FV	280,200	4900	6,634.	315,700	600,800	600,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:23:26

LAST REV

Date	Time
01/18/18	13:00:13
ekelly	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10806

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13810-557		10/1/1979		86,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/21/2015	991	Porch	15,000		7/21/2015			Repair porch.
7/15/2010	832	Re-Roof	14,970					

ACTIVITY INFORMATION

Date	Result	By	Name
1/12/2018	Inspected	HS	Hanne S
12/15/2017	MEAS&NOTICE	HS	Hanne S
11/10/2008	Meas/Inspect	189	PATRIOT
4/11/2000	Meas/Inspect	264	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6634		Sq. Ft.	Site		0	80.	0.93	9									495,215						495,200	

USER DEFINED

Prior Id # 1:	89834
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Total AC/HA:	0.15230	Total SF/SM:	6634	Parcel LUC:	104	Two Family	Prime NB Desc	Brackett	Total:	495,215	Spl Credit		Total:	495,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.10652173
Const Adj.:	0.98000199
Adj $ / SQ:	195.191
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	657314
Depreciation:	203767
Depreciated Total:	453547

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 11 | BRs: 4 | Baths: 2 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	6	2	
Totals			
2	11	4	

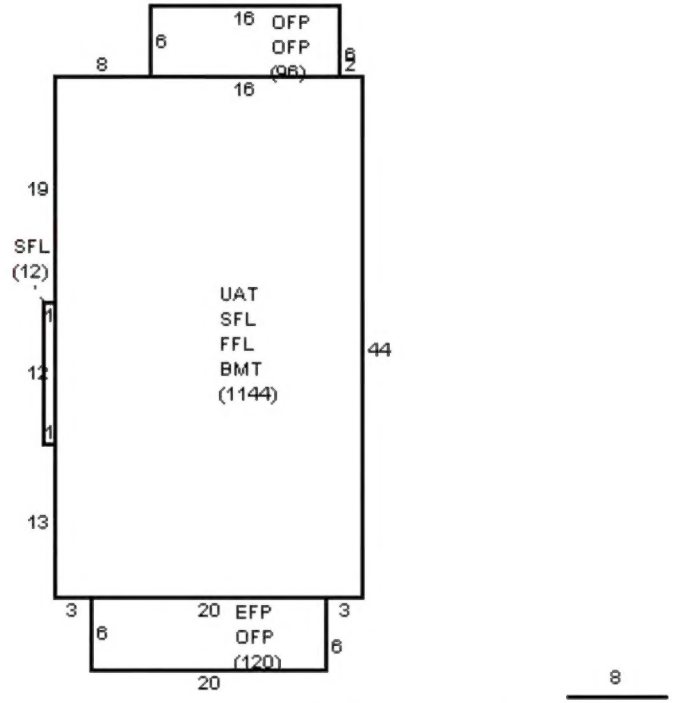
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	195.19
Special Features:	0	Val/Su Net:	108.96
Final Total:	453500	Val/Su SzAd	197.17

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,156	195.190	225,641
BMT	Basement	1,144	58.560	66,989
FFL	First Floor	1,144	195.190	223,298
OFP	Open Porch	312	21.350	6,662
UAT	Upper Attic	286	95.640	27,354
EFP	Enclos Porch	120	48.910	5,870

Net Sketched Area: 4,162 | Total: 555,814

Size Ad 2300 | Gross Area 5020 | FinArea 2386

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	30	A	

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

140.0-0002-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X19	A	AV	1925	21.58	T	40	104			4,900			4,900

More: N | Total Yard Items: 4,900 | Total Special Featues: | Total: 4,900

IMAGE

AssessPro Patriot Properties, Inc